



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004076

Klamath County, Oregon

05/30/2025 10:43:01 AM

Fee: \$87.00

After recording return to:

Rodney J. Davis and Diane M. Davis

8367 SE Roots Rd.

Portland, OR 97267

Until a change is requested all tax statements
shall be

sent to the following address:

Rodney J. Davis and Diane M. Davis

8367 SE Roots Rd.

Portland, OR 97267

File No. 1002360

STATUTORY WARRANTY DEED

Panther Equity Advisors, LLC, a Florida Limited Liability Company, Grantor(s), hereby convey and warrant to

Rodney J. Davis and Diane M. Davis, as tenants by the entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 21 and 22, Block 16, TRACT 1053 - OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$23,900.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: May 30th, 2025

Panther Equity Advisors, LLC, a Florida Limited Liability Company

By: Daniel Vincent Murphy Member
Daniel Vincent Murphy, Member

State of Virginia } ss
County of Chesapeake }

On this 30th day of May, 2025, before me, Brenda Turner, a Notary Public in and for said state, personally appeared Daniel Vincent Murphy known or identified to me to be the Member in the Limited Liability Company known as Panther Equity Advisors LLC who executed the foregoing instrument in said LLC name and acknowledged that he executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Brenda Turner
Notary Public for the State of Virginia
Residing at: Chesapeake
Commission Expires 10/31/2025



Notarized remotely online using communication technology via Proof.